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**Ramona Community Planning Group**  
**15873 Hwy 67 – Ramona, CA 92065**  
**Final Agenda for December 4, 2008**  
**7:00 PM @ Ramona Community Center, 434 Aqua Lane**  
***Subject to Revision***

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**San Diego County**  
**DEPT. OF PLANNING & LAND USE**

1. CALL TO ORDER (Radzik, Chair)
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF A QUORUM (Mansolf)
4. LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences
5. APPROVAL OF ORDER OF THE AGENDA (Action)
6. ROBERTS RULES OF ORDER – Rules of Parliamentary Procedure to be Followed during Meeting.  
The Brown Act – General Information on What it is and How it Applies to the RCPG (Chair).
7. ANNOUNCEMENTS & Correspondence Received (Chair)
8. APPROVAL OF MINUTES 11-6-08 (Action)
9. NON-AGENDA ITEMS Presentations on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)
10. NEW BUSINESS
  - a. Report on Service First Presentation 11/15/2008 (Radzik)
11. OLD BUSINESS – (Discussion and Possible Action)
  - a. Proposal for a New Chicken Ranch, to Replace an Old Chicken Ranch, on 195 Acres off the Old Julian Highway at Camino Vista, Old Hooper Ranch. RCPG Recommended Waiving Site Plan Requirement 7-3-08. Site Plan Waiver Lasts 6 Months. Consideration for Waiving Site Plan Requirement for an Additional 6 Months. Demler, Proponent
  - b. Oak Tree Ranch Mobile Home Park-Status of 2<sup>nd</sup> Minor Deviation Application
  - c. STP 07-042, Ramona Care Facility, 14,050 sq ft, 2 story, 28 bedroom Assisted Care Facility for the Memory Impaired Senior Citizen Community. Located at 1236 D St. Mitigated Negative Declaration, dated 11-20-08. Comments due 12-19-08. Received too late for Subcommittee Review. Available online at [http://www.sdcopl.org/dplu/ceqa\\_public\\_review.html](http://www.sdcopl.org/dplu/ceqa_public_review.html)
  - d. Ramona St. Extension – Report from 12-2-08 Meeting
  - e. GPA 08-010, PAA 08-008, Vacation of Montecito Rd. west of Montecito Way to Rangeland Rd. through the Airport
12. SUBCOMMITTEE REPORTS
  - A. WEST/EAST (Mansolf) (Action Items)
    1. ZAP 02-029w1, 16850 Old Survey Rd., 10.08 Acres. Verizon Wireless Emergency Generator to Existing Wireless Telecom Facility. 3 feet, 2 inches wide by 7 feet 11 inches long by 59 inches Tall. To be Powered by Diesel Auxiliary
    2. MUP 08-048, Major Use Permit for a Verizon Telecommunications Facility 14832 Highland Valley Rd., 11.64 Acres, Shields Property. Proposed Faux Palm Tree with 12 Antennas in 3 Sectors of 4 Each plus a Microwave Dish Antenna. Associated Radio Equipment will be within a 15 foot by 16 foot site Build Shelter With Stucco Finish with a 30 KWA Diesel Powered Generator to Provide Backup Electric.
    - 3.. AD 08-057 Barnes Barn and Hay Loft, Oversized Structure at 25174 Hwy 78. Barnes, Owner
    4. AD 06-060RPL, Westphal Oversized Structure (Barn) on Rangeland Rd. Westphal, Owner
  - B. SOUTH (Stines) (Action Item)
    1. AD 08-055, Pavlick Garage, Oversized Structure for Parking Motorhome, Board, Extra Vehicles, and Storage, 1760 sq. ft., 23625 Springwood Dr., SDCE
  - C. CUDA/TRAILS & TRANSPORTATION (Simmons) (Action Items)

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1. S08-026, Argleben Family Trust, Owner; 242 Pine St., 4.74 acres, M-54 Land Use Designation. Re-Rock Materials – Crushing for Recycling of Concrete, Asphalt, etc. (Combined Subcommittee Item)
2. TPM 20990RPL, 1521 Walnut St. (Between Alice St. and Brazos), 4 Lot Subdivision on 4.22 Acres. RBF Consulting, Engineer; Turnkey Homes, Developer (Combined Subcommittee Item)
3. Sunrise Villas Apartments, S06-009, Request by Applicant to Waive the Under grounding of Utilities (Policy I-92). Condo Conversion. Bruce Steingraber, Architect (Combined Subcommittee Item)
4. Establishment of Floor Area Ratio (FAR) Square Foot Limit for Big Box Retail (T&T Item)
5. San Vicente Rd. Trail Proposal (T&T Item)
6. Simon Park Trail Plan and Proposal (T&T Item)
7. GP Update – Consideration of Trails and Circulation (T&T Item)
8. Consideration of Draft Cell Site Standards (T&T Item)

D. PARKS (Brean) (Action)

1. GP Update – Consideration of Trails and Parks

E. GP Update Plan (Anderson) (Action Items)

1. Ramona Community Plan Update -- Circulation and Mobility, Conservation and Open Space, Safety, Noise, Specific Plans and Special Study Areas. Consideration of Items Carried Over from 10-2-08.
2. Consideration and Recommendation on Draft Village Limit Line/Draft Rural Village Boundary (Carried Over from Special Meeting 6-19-08 and 7-3-08)
3. AHOPE Comments from November, to Include Review of Draft Conservation Element, Review of Draft Open Space Element, and Review of History Draft Text

F. DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board

G. TOWN CENTER COMMITTEE (Brean/Simmons) Update on Town Center Committee Meetings – Report to RCPG.

13. ADMINISTRATIVE MATTERS (Chair)

- A. Concerns From Members
- B. Names Submitted for New Subcommittee Members (Action)
- C. Agenda Requests
- D. Meeting date in January, 2009, to be 1-8-09 due to Holidays and Appointment of New Members by the Board of Supervisors on 1-6-09

14. ADJOURNMENT

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #9: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.